

FOR LEASE



RETAIL/OFFICE PROPERTY

365 E STATE ROAD 434, LONGWOOD, FL 32750



PROPERTY HIGHLIGHTS

916 SF +/- Retail/Office Bldg 6 Parking Spots
Land Size: 0.15 acres Zoned: General Commercial
Frontage SR 434: 50.8 Linear Foot +/-
Close to: Interstate-4, Hwy 17-92, Ronald
Reagan Blvd, Winter Springs High School
Lease Rental Rate: **\$20 / SF + \$5.57 NNN**

Traffic Count: E SR-434 & Grant St 29,885 VPD

Demos: 1-Mile 3-Mile 5-Mile

Population: 8,797 75,595 205,887

Households: 3,317 30,208 83,511

Avg HH Income: \$67,645 \$81,774 \$90,338

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Agent

Cell: 407-927-3787

Fax: 321-549-6269

Molly@BossCRE.com

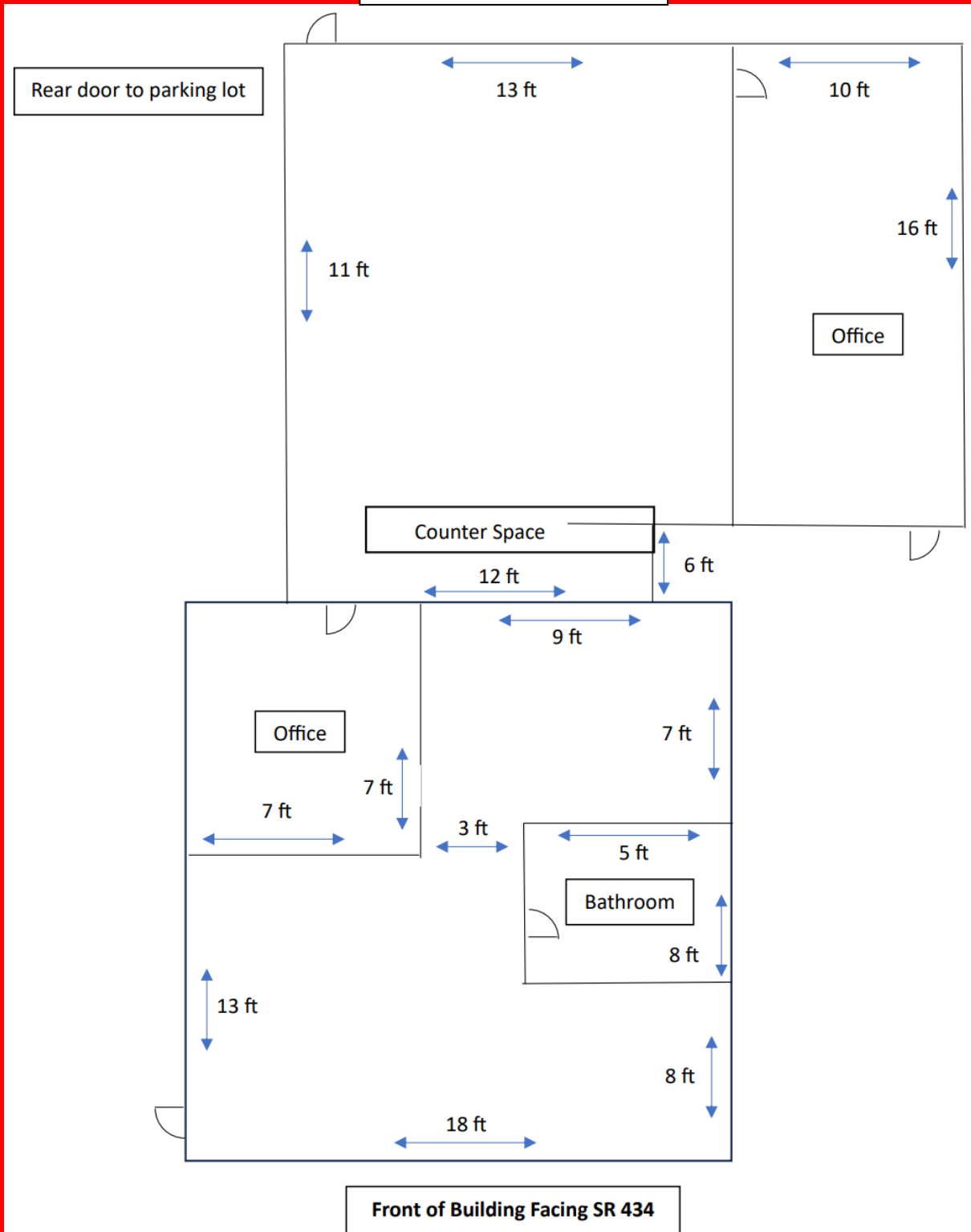
www.BossCRE.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

FOR LEASE



FLOORPLAN



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

FOR LEASE



OFFICE PHOTO REVIEW

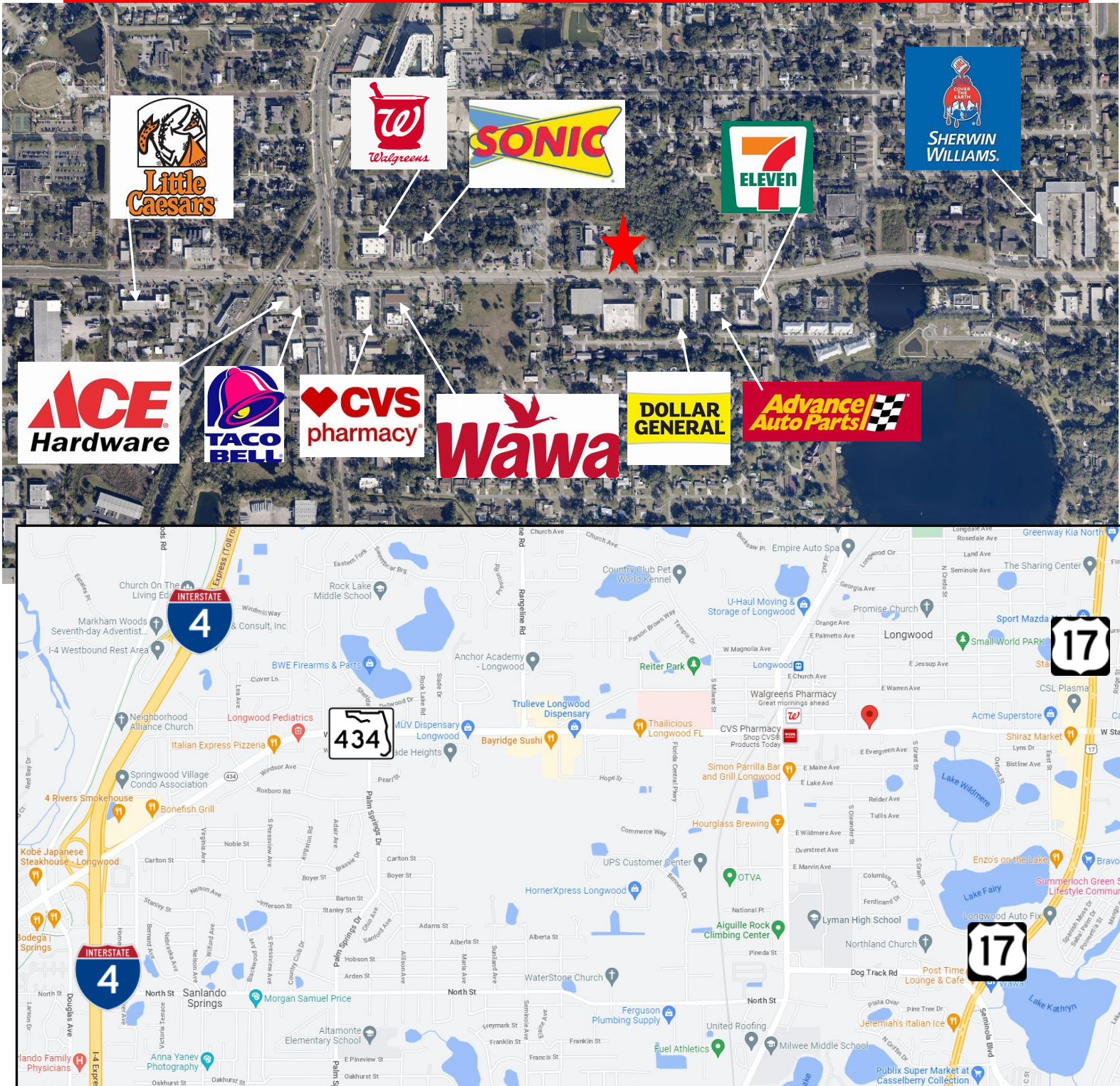


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

FOR SALE



MAP OVERVIEW



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

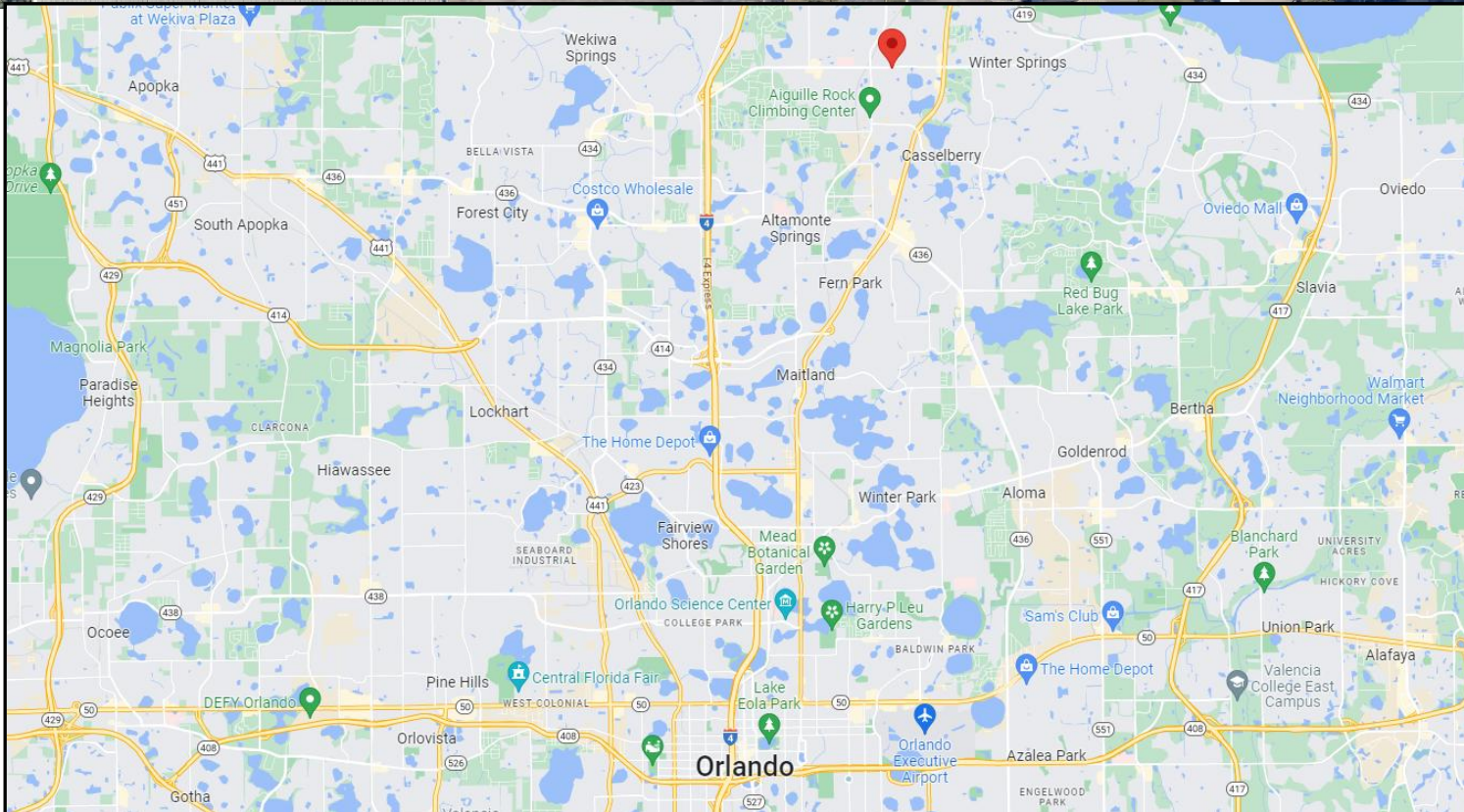
FOR SALE



AERIAL OVERVIEW



Curb Cut: Right & Left In / Right & Left Out
Median Turn Lane: Left In / Left Out



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.